



**CITY OF
PORTLAND**

BUREAU OF PLANNING & SUSTAINABILITY

Central City 2035

City Council Remand and Re-Adoption

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Central City 2035

An aerial map of Central City 2035. The map shows a dense urban grid with numerous buildings represented by orange and yellow icons. A prominent green line, likely a transit corridor or greenway, runs through the city. The Willamette River is visible on the left side, flowing through the city. Black arrows point to various areas of the map, indicating specific points of interest or development. The overall scene is a detailed urban planning visualization.

Aug. 2017 to June 2018, City Council held 12 public hearings and work sessions on CC2035.

- 1. Goals and Policies**
- 2. Zoning Code and Map**
- 3. Transportation System Plan**
- 4. Scenic Resources Protection Plan**
- 5. Willamette River Protection Plan**
- 6. Background Materials**
- 7. Public Involvement**

Central City 2035:

Today: Re-adopt CC2035 and address LUBA remand on Comp. Plan Policy 4.48:

"... Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources."



Elements Shaping the Urban Fabric

Architecture & Massing

- Architectural Style
- Massing and Height
- Design Details
- Exterior Materials

Different character
Skyline variation
Accents & features
Brick, steel, glass, wood

Building Program

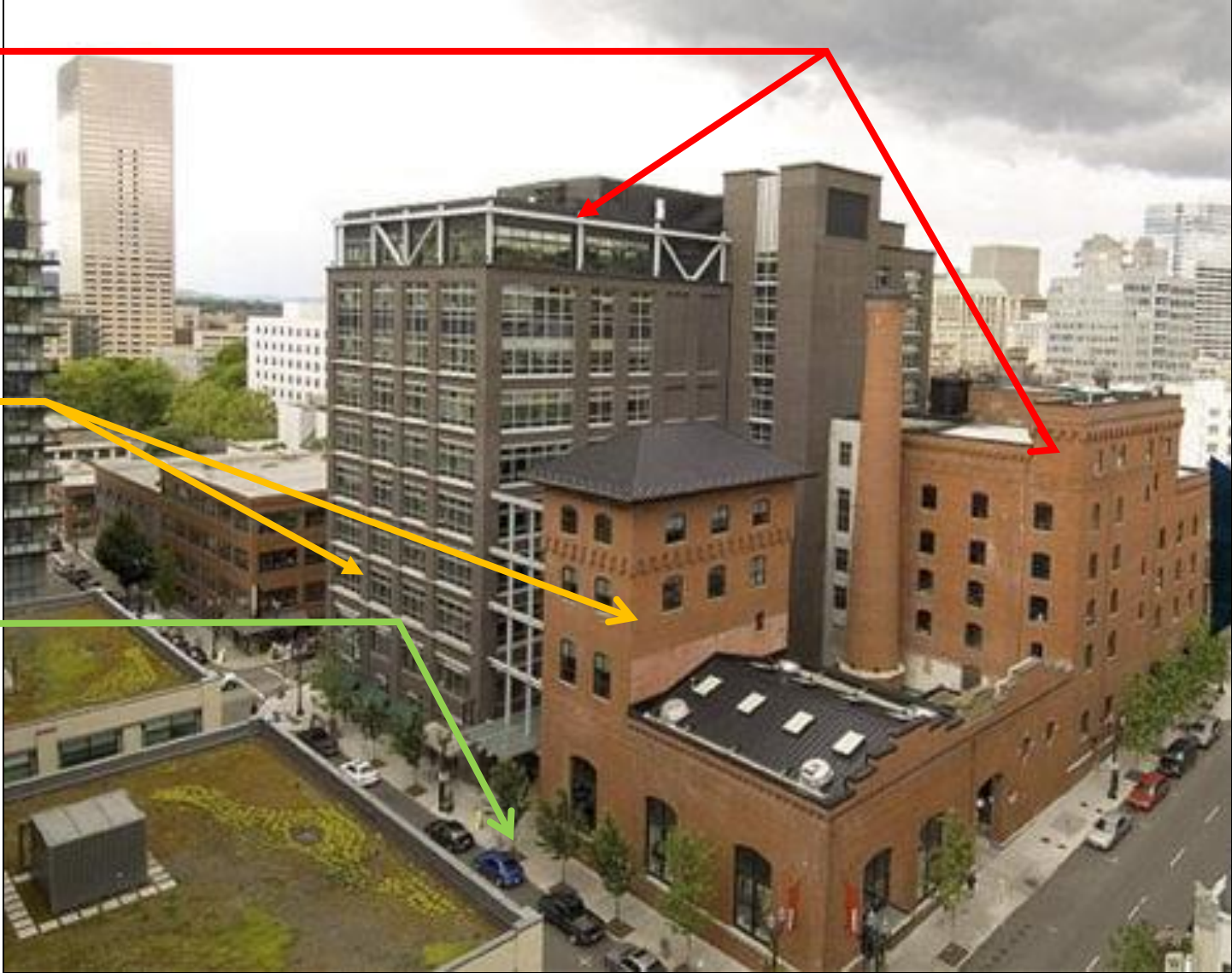
- Construction Type
- Building Use

Masonry v. steel girder
Residential v. office

Pedestrian Realm

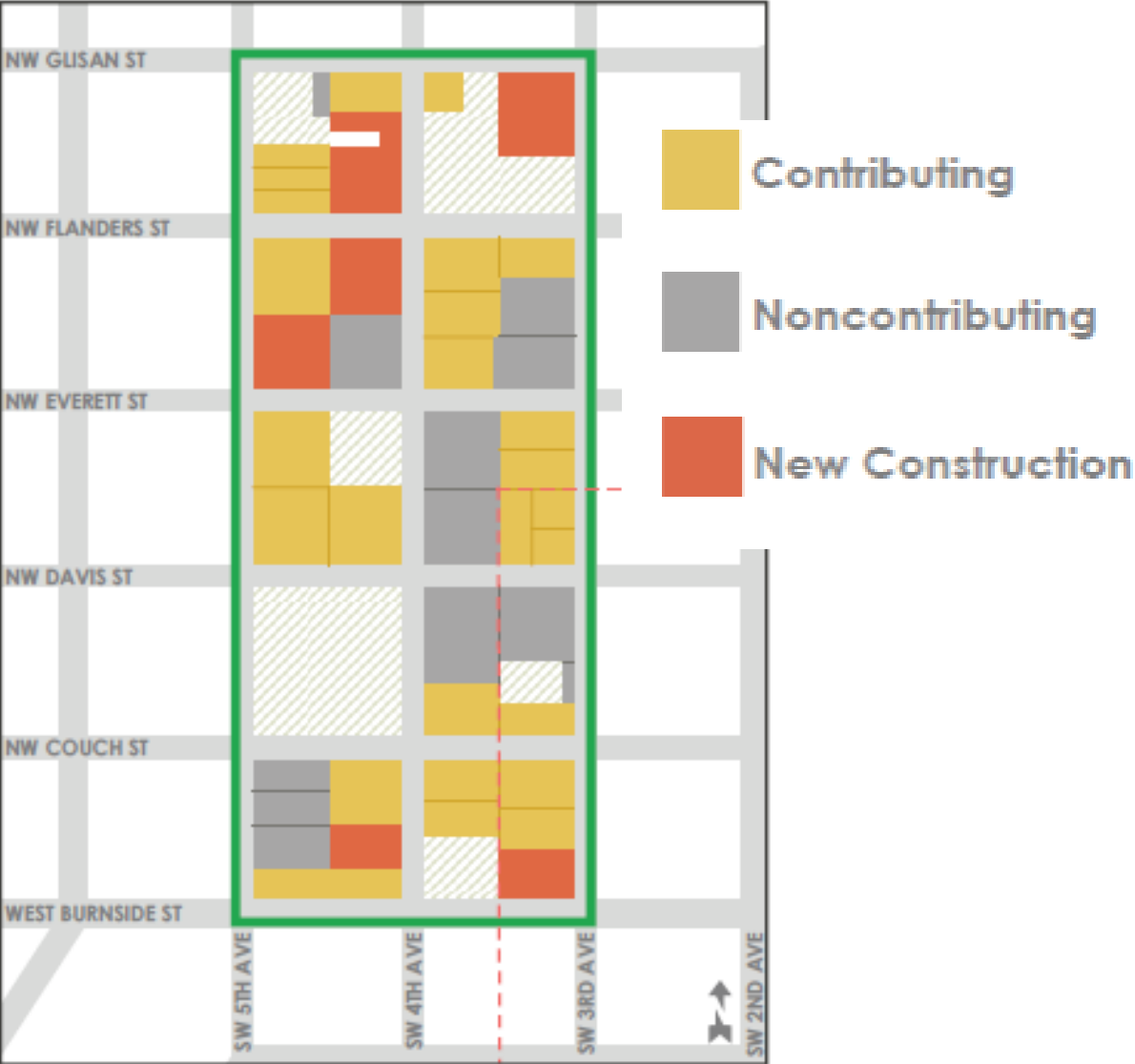
- Street Design
- Ground Floor Activity
- Block Pattern

Alignment, width, furnishings
Street Wall, activity, comfort and safety
Length & width

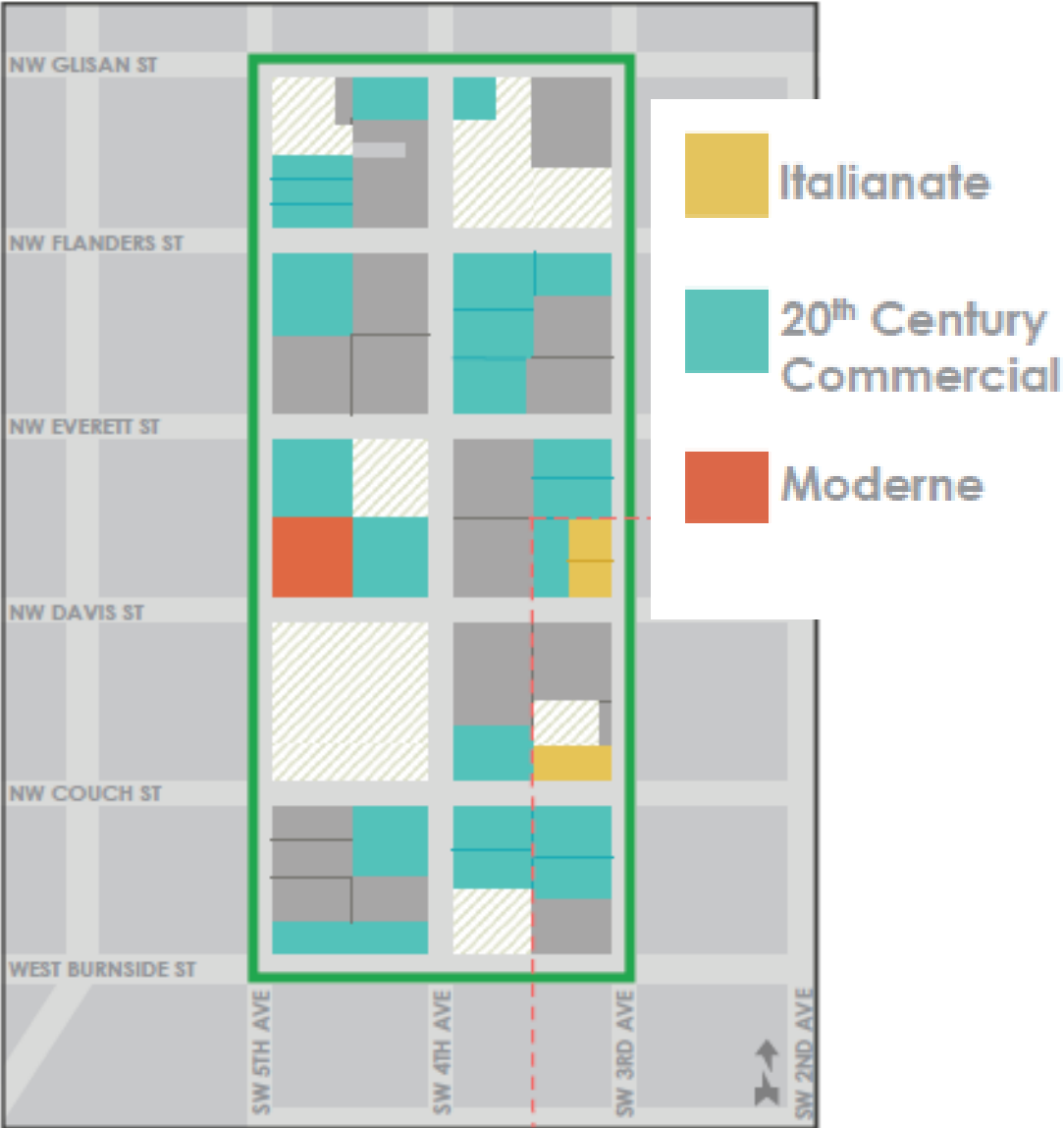


New Chinatown/Japantown: Urban Fabric

Historic Structures



Architectural Style



New Chinatown/Japantown: Max Height Allowances

Existing



Proposed



Historic District

Lan Su Classical Chinese Garden

Block 33

CC2035 Strategies - Preservation



Historic District

Lan Su
Classical
Chinese
Garden

Required
shadow
analysis

Block 33

1. Add new historic guidelines.
2. Keep Demo Review and Historic Review's ability to adjust height.
3. Reduce height limits on four blocks (425 to 200 feet).
4. Add shadow analysis for Lan Su Classical Chinese Garden

CC2035 Strategies - Infill Development



Historic District

Surface Parking/
Vacant Lots

Lan Su Classical
Chinese Garden

Shadow analysis

Restore active
street frontage

Transit Station

1. Do not reduce FAR and keep IH bonus and historic transfer.
2. Restore urban form: street wall, pedestrian realm, active frontage.
3. Add housing density at transit station.
4. Eliminate vacant/underutilized parcels and surface parking.
5. Support the district's economic and social vitality.

CC2035 Next Steps

July 2 City Council Work Session and Vote on Amended Findings

July 8 or 9 Second Reading/Final Vote

August Re-adopted CC2035 Plan goes into Effect

